WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22. 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-BON-07-1501

Davidson County DEEDWARR
Recvd: 04/10/07 12:34 2 pgs
Fees:13.00 Taxes:984.20

20070410-0042585

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Osborne	Synovus Mortgage Corporation	
1501 Villa Place	(NAME) 2204 Lakeshore Drive, Suite 325	104-8-379.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JONATHON K. PAYNE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS J. OSBORNE AND JOHN T. OSBORN, BOTH UNMARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1, PLAN OF ROBINSON REALTY COMPANY'S SUBDIVISION OF THE EAST PART OF LOT NO. 48 IN O. B. HAYES ROKEBY ADDITION, as shown on plat of record in Plat Book 547, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jonathon K. Payne by Warranty Deed from Jay A. Pfaffman and wife, Teresa A. Cameron, recorded on the 11th day of October, 2002 in Instrument No. 20021011-0124812, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 547, Page(s) 24, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1501 Villa Place, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of March, 2007.

Jonathon K. Payne by John Gleaves, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of March, 2007, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jonathon K. Payne and who acknowledged he/she/they executed the same as the free act and deed of the said Jonathon K. Payne.
Power of ~~Attorney~~ is of record in Inst No. 20070409-0041769

Witness my hand and official seal, this the 30th day of March, 2007.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

My Commission Expires:

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903